153.0	0010	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	844,600 / 844,600
					USE VALUE:	844,600 / 844,600
					ASSESSED:	844,600 / 844,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		FAYETTE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BUTLER CHRISTOPHER M/JENNIFER
Owner 2:	
Owner 3:	
Street 1:	35 FAYETTE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HEALEY MICHAEL J -
Owner 2:	BONACCI CATHLEEN -
Street 1:	35 FAYETTE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,402 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1936, having primarily Vinyl Exterior and 1662 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6402.000	354,400	500	489,700	844,600
Total Card	0.147	354,400	500	489,700	844,600
Total Parcel	0.147	354,400	500	489,700	844,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 508.18 | /Parcel: 508.1

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	102338
GIS Ref	
GIS Ref	
Insp Date	04/26/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 153.0-0010-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	354,400	500	6,402.	489,600	844,500	844,500	Year End Roll	12/18/2019
2019	101	FV	279,400	500	6,402.	459,000	738,900	738,900	Year End Roll	1/3/2019
2018	101	FV	279,400	0	6,402.	379,500	658,900	658,900	Year End Roll	12/20/2017
2017	101	FV	279,400	0	6,402.	348,900	628,300	628,300	Year End Roll	1/3/2017
2016	101	FV	279,400	0	6,402.	318,300	597,700	597,700	Year End	1/4/2016
2015	101	FV	263,300	0	6,402.	312,200	575,500	575,500	Year End Roll	12/11/2014
2014	101	FV	263,300	0	6,402.	290,100	553,400	553,400	Year End Roll	12/16/2013
2013	101	FV	263,300	0	6,402.	276,000	539,300	539,300		12/13/2012

!12074!

PRINT

Date	Time
12/11/20	02:11:28

LAST REV

Date	Time
08/06/20	15:12:00
danam	
12074	

USER DEFINED

Prior Id # 1:	102338
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HEALEY MICHAEL	46503-164		11/18/2005		590,000	No	No		
PETERSEN EDWIN	40589-16		8/23/2003		522,500	No	No		
PETERSEN EDWIN	38926-580		4/25/2003	Family	99	No	No		
	11467-61		2/13/1968			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/29/2020	529	Porch	13,400	C				
7/14/2017	887	Redo Bat	14,700	C				
10/15/2014	1346	Redo Kit	40,000					Kitchen and 3/4 ba

ACTIVITY INFORMATION

Date	Result	By	Name
4/26/2018	MEAS&NOTICE	BS	Barbara S
3/28/2009	Inspected	201	PATRIOT
1/12/2009	Measured	372	PATRIOT
3/3/2006	MLS	MM	Mary M
12/22/2003	MLS	HC	Helen Chinal
10/27/2000	Hearing N/C	201	PATRIOT
4/18/2000	Meas/Inspect	263	PATRIOT
7/14/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6402		Sq. Ft.	Site		0	80.	0.96	9									489,651						489,700	

Total AC/HA:	0.14697	Total SF/SM:	6402	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	489,651	Spl Credit		Total:	489,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	3	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.28176892
Const Adj.:	0.98843086
Adj $ / SQ:	133.029
Other Features:	103750
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	397263
Depreciation:	42904
Depreciated Total:	354358

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

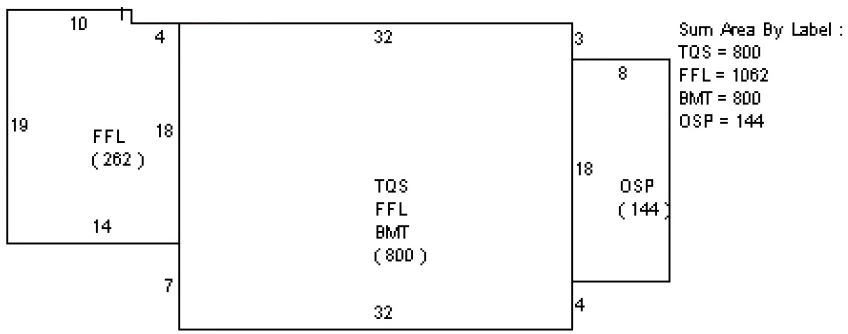
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	146.33
Special Features:	0	Val/Su Net:	135.99
Final Total:	354400	Val/Su SzAd	213.24

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,062	133.030	141,276
BMT	Basement	800	39.910	31,927
TQS	3/4 Story	600	133.030	79,817
OSP	Screen Porch	144	30.400	4,377

Net Sketched Area:	2,606			Total:	257,397
Size Ad	1662	Gross Are	2806	FinArea	1662

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

153.0-0010-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1980	0.00	T	31.2	101						
19	Patio	D	Y	1	9X19	A	AV	1980	4.44	T	31.2	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500